

REAL ESTATE AND BUILDING NEWS

General Business in Real Estate Circles Good, but Not Up to Average.

FIGURES FOR THE MONTH OF APRIL

Big Auction Sales for This Week. Ford Property to Go Under the Hammer—Peter Paul Property Gets in the Market—Active Inquiry for Farms.

Real estate agents in Richmond have different opinions as to conditions, and those opinions are generally gauged each week according to the amount of business done by the individual agent. Some weeks some agencies do big business and some do little or none. The fellow who does the big business sees the brightest kinds of skies, while the other fellow, who has had little luck, sees no skies at all, but altogether dark and gloomy clouds.

There are not less than sixty-five real estate agencies in Richmond, as it used to be, and since the annexation of Washington Ward there are about seventy. Of course, all of these can't do big business every week, and the ones who do not are disposed to think the comet is about to strike terra firma, or something else even more serious is likely to happen.

Nothing of the kind has happened during the past week, nor is anything of that kind likely to happen for some time to come, if ever, but all the same, some of the agencies have had a full week. Others, however, have had a well, and some mighty well. On the whole, business has been fairly active, but probably not altogether as voluminous as it was the week previous or for several weeks past.

Business Done and Likely to Be. Some of the agencies will not tell what they are doing, and sometimes it is rather difficult to get the whole volume of business summarized. From the best information obtainable from the past week, that is, such of them as were finally consummated, amounted to something over \$150,000, maybe as much as \$200,000. I have been told in a confidential way of a number of big deals that came very near to being wound up during the week, but yet lack the finishing touches. Some of these were run up in the thousands of dollars, some as high as \$50,000, and the papers have not yet been signed up, and to report them in advance of the final signing up would be but to deceive.

The activity, such as it is, extends from the extreme West End sections and out in the suburbs. Indeed, in the eastern section of the city there is said to be more than usual activity for that section. Fulton seems to be getting on something of a boom. The determination of the Chesapeake and Ohio Railway to locate big shops down east of Fulton, and the well settled plan of the Richmond and Henric Railway Company to locate its power plant in Fulton, taken together with the city's plan to elevate and improve Lester Street in Fulton, have all combined to awaken deep interest in Fulton property. A building boom has been set on foot, and some handsome residences are now going up on the water front.

About the Battle Abbey. Away out in the West End there was decided activity. The final settlement of the location of the conference Battle Abbey has been created a boom in the soldiers' home region. Amos & Poinexter, an agency which controls much of the property in that region, made some cracker-jack sales there the past week. They sold an First they sold it as acreage, and then for the purchaser they cut it up into five divisions and resold it. The totals of the double sale footed up \$50,000, which was a pretty good week's work for itself. The purchasers in the main were investors, who expect to make money out of their deals, and quite likely they will.

There were many other sales in the West End, but as a general rule the sellers as well as the buyers are content about their transactions, and but very little definite information is obtainable.

Well Known Property Sold. An interesting sale in the business district was that made by the Richeson & Crutcheff. They sold for Mrs. Snyder the old Peter Paul property, fronting on Fifteenth and Franklin Streets, for \$22,000. Henning & Nuckolls were the purchasers, and it is understood that they will use their new purchase for a big storage warehouse for farm implements.

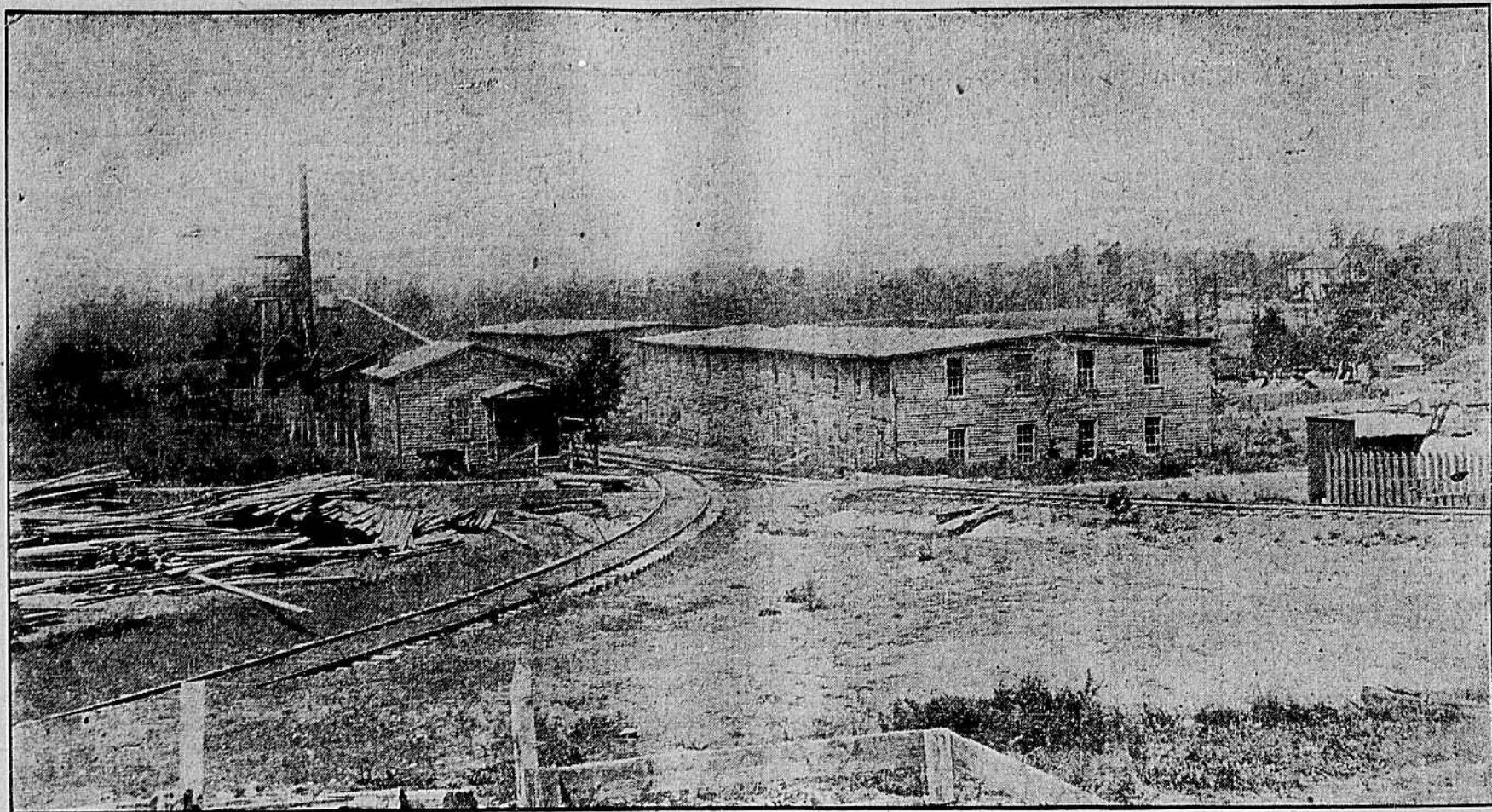
Richeson & Crutcheff sold other properties in various parts of the city amounting to about \$15,000 more, including Nos. 822 and 824 West Cary Street, which were sold for George Hupke to the Schmidt estate for something near \$5,000.

Another interesting sale was that made by Pollard & Bagby, consisting of more than thirty-seven feet on Fourth Street, between Grace and Broad for \$20,000. W. J. Gilman was the buyer, and the sellers were S. and I. Cohen. It is understood that Mr. Gilman will proceed at once to improve this property.

Various Good Sales. Golsan & Nash sold nine or ten lots in Westhampton the past week, and also considerable property in Manchester, or Washington Ward. They also report a very satisfactory sale of West Broad Street property at the corner of Allen Avenue, for which they obtained \$5,000.

There were many more sales made by various agents, but they decline to tell the particulars. There are also various rumors of many big deals ranging from \$20,000 downward, and some of them

A VIRGINIA WOODWORKING PLANT



SOUTH CONTINUES TO SHOW GROWTH

Industrial Announcements of Past Week From All Sections of Dixie.

(Special to The Times-Dispatch.) Baltimore, May 14.—Among the Southern industrial and other developmental announcements in this week's issue of the Manufacturers' Record are:

Contract was awarded for the drainage of 50,000 acres of alluvial wet land in Terrebonne Parish, about fifty miles west of New Orleans. The contract calls for 258 miles of canals, of which 120 miles will be for navigation, giving connection with New Orleans, and 138 miles for drainage proper. A system of good roads will be constructed on the tract and power for household and farm operations will be installed.

Texas Export and Import Company, Galveston, Tex., was incorporated with \$50,000 capital stock, and will erect plant for grinding and exporting cotton oil meal and cake.

Atlantic Broom Company, Baltimore, Md., will build plant for a daily capacity of from 500 to 700 dozen brooms.

Cumberland Marble Mills Company, Knoxville, Tenn., was incorporated with \$50,000 capital stock.

Pickett Cotton Mills, High Point, N. C., engaged architects and engineers for the construction of a 12,000 spindle and 300 loom mill to be driven by electricity; capital, \$250,000.

Kentland Coal and Coke Company, Charleston, W. Va., was incorporated with \$50,000 capital stock.

Talbot Timber and Tram Company, Marmaduke, Ark., was incorporated with \$10,000 capital stock.

Bristol Metal Manufacturing Company, Bristol, Tenn., was organized with \$30,000 capital stock to manufacture metal ceilings, tilings, etc.

Standard Milk Bottle Manufacturing Company, Parkersburg, W. Va., was incorporated with \$25,000 capital stock.

Wilmington Veneer and Basket Company, Wilmington, N. C., was incorporated with \$25,000 capital stock.

Tulsa Cotton Oil Company, Tulsa, Okla., was incorporated with \$100,000 capital stock.

Crystal Marble and Granite Company, Atlanta, Ga., was incorporated with \$30,000 capital stock.

Alabama Canning Company, Mobile, Ala., was organized with \$150,000 capital stock to build cannery for oysters, etc., and erect electric and cold storage plant.

Regal Coal and Coke Company, Tacoma, Va., was incorporated with \$100,000 capital stock.

Providence Oil and Gas Company, Birmingham, Ala., plans expenditure of \$750,000 to construct pipe line eighty miles long for conveying gas from Fayette to Birmingham.

American Sanitary Manufacturing Company, Wheeling, W. Va., was incorporated with \$200,000 capital stock to acquire and extensively improve various potteries in the Wheeling district.

Marion Harper Cotton Oil Company, Atlanta, Ga., awarded contract for erection of \$50,000 oil mill at East Point.

Mary Mae Plantation Company, Robinsonville, Miss., was incorporated with \$100,000 capital stock; purchased 12,000 acres of land for cotton cultivation, and will install two cotton compresses, oil mill and steam power plant.

Southern Pecan Land Company, Jackson, Tenn., was incorporated with \$50,000 capital stock.

Southern Railway, main office at Washington, D. C., awarded contract for the erection of an \$85,000 boiler shop at Spentner, N. C.

National Tobacco Stemming Machine Company, Baltimore, Md., was incorporated with \$50,000 capital stock.

Piedmont Orchard Company, Atlanta, Ga., was incorporated with \$100,000 capital stock, purchased 500 acres of land, and will cultivate apples and other fruits.

Tloro Iron Mining Company, Atlanta, Ga., was incorporated with \$150,000 capital stock.

Mid-Continent Coal Company, Perry, Okla., was incorporated with \$50,000 capital stock.

TRUCKING CENTRE IS NEWPORT NEWS

Big Scheme to Drain Swamp Lands and Make Them Vastly Profitable.

BUSINESS MEN AT WORK
Biggest Town of Its Age in All of Virginia—Branching Out.

BY FRANK S. WOODSON.

Newport News, Va., May 14.—A little more than a month ago, that is to say, on the 2d of April, Newport News had a birthday, the city being twenty-seven years of age that day, that is, that the way the people here reckon it. On the 2d of April, 1883, the British steamship Paxa sailed from here with a cargo of goods that had been brought in by the Chesapeake and Ohio Railway, and thus the town became a port. Its growth in twenty-seven years has been marvelous. From the modest beginning the port has grown until it is now known all over the world. The duties collected here amount to about \$1,250,000 per year, and this gives an idea of its importance as a port. Unfortunately, the town has some croakers, who are always looking for disasters of one kind and another, but I am quite sure that it has less of them than most towns of its size, and they are in the main of the harmless kind.

Great Terminal Facilities.

Of course, the Chesapeake and Ohio Railway made Newport News the city it is. I was talking to-day with a member of the Chamber of Commerce, and he told me some things about the road that are worth recording. He said it is the largest single railway terminal in the world. It has seventy miles of track in its yard limits, with a storage capacity of 5,000 cars. It has a water front terminal of more than a mile, with eleven large, up-to-date piers, with water of sufficient depth for the largest ship that floats to come right up to the shore alongside without the least danger of getting on the ground. The average depth of the water in the harbor is about forty feet.

There are two large grain elevators, with capacity of two and a half million bushels of grain.

The railway company owns a fleet of two steamers, a half a dozen up-to-date tug boats, two car floats and ten coal barges, representing investment of probably \$5,000,000.

Newport News has the record of dumping more coal than at any port on the continent. The capacity of its piers is 30,000 tons per day, and the coal business is increasing year by year, which is shipped to New England ports and to all foreign countries.

Most of the coal that was used for fuel purposes in the sixteen battleships that went around the world was shipped from Newport News. There is an average of 300,000 cars of all kinds handled annually in the yards of the Chesapeake and Ohio Railway.

Enormous Figures.

Co-operating with the railroad are a number of shipping companies, which operate regular lines from Newport News to European ports, and in addition a number of coastwise and river lines operating from this port to all points north and east.

Nearly 450,000,000 tons of coal are shipped annually. The railway and steamship companies pay out for labor \$1,000,000 annually.

This is perhaps, with Norfolk, the best coaling station on the continent, and its business in this respect has grown to an enormous proportion, amounting to 65,324 cars, which, if strung together, would reach a distance of 457 miles. The record of this port for its coal business is probably not equaled anywhere in the United States, and it is rapidly increasing in volume and importance.

Reference to the coal business would be decidedly incomplete without particular mention of the increase in its

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PLANS TO ASSIST VIRGINIA FARMERS

Special Train to Be Run by Southern Through Middle Section.

For the benefit of the farming interests of the territory tributary to the line of the Southern Railway in Virginia between Alexandria and Danville and adjacent regions, it has been arranged by the Land and Industrial Department of the Southern Railway Company, in connection with the Virginia Department of Agriculture, that a special train shall be run over the line from Alexandria to Danville during the week beginning Monday, May 16, and that special meetings shall be held at eighteen points along the line.

At these meetings discussion will be had of subjects of vital interest to all the farmers of the Middle Virginia section. Addresses will be made by Hon. G. W. Koiner, Virginia's Commissioner of Agriculture, practical farm experts and others, including representatives of the Land and Industrial Department of the Southern Railway Company. The addresses will be of practical value to all farmers and their families.

Among the subjects to be discussed at different points are soil improvement, potatoes as a money crop, improved methods of growing tobacco, the increase of the corn yield without additional cost, and profits in apple growing.

All meetings will be held in the passenger coaches attached to the train, and the schedule has been so arranged that practically two hours will be given to each meeting. The time of the meetings, first announcement of which is now made, will be as follows:

Monday, May 16—Burke, 9:25 A. M.; Fairfax, 11:25 A. M.; Manassas, 1:35 P. M.

Tuesday, May 17—Nokesville, 9:30 A. M.; Remington, 11:55 A. M.; Culpeper, 2:10 P. M.

Wednesday, May 18—Rapidan, 9:30 A. M.; Orange, 11:30 A. M.; Barboursville, 1:50 P. M.; Charlottesville, 4:25 P. M.

Thursday, May 19—Red Hill, 9:15 A. M.; Coveseville, 11:20 A. M.; Arrington, 1:50 P. M.

Friday, May 20—Amherst, 9 A. M.; Evinston, 12:15 P. M.; Franklin Junction, 2:45 P. M.

Saturday, May 21—Union Hall, 9:30 A. M.; Chatham, 12:30 P. M.

All farmers and their families and all others interested in improving agricultural conditions are invited to attend these meetings. The places for holding them have been selected with the view of reaching as many farmers as possible. The running of this train is in line with the policy of President Pinley, of the Southern Railway Company, to do everything in his power to be of aid to the farmers of the South.

Twelve months ago a similar train was operated over the lines of the Southern between Richmond and Danville and Norfolk and Danville, at which time a large number of farmers attended the meetings held. A large number of names were taken, and a short time ago M. V. Richards, head of the Southern Land and Industrial Department, wrote to each of these asking them the extent to which the running of these trains had been of practical benefit to them. In which very large number of replies, in which was stated, show the value of running such trains. Soil improvement, crop diversification, more attention to live stock, and improved methods of raising poultry, and many farmers reported greatly increased profits.

Will Consider Municipal Ownership.

(Special to The Times-Dispatch.) Danville, Va., May 14.—The Town Council of Farmville will hold a special meeting on next Tuesday night to consider the feasibility of municipal ownership of the water and sewerage systems. Both of these are now owned and operated by private corporations, and the franchise of each is expiring. The town owns the lighting plant, and it is one of the best in the found in the State.

Tobacco Report From Danville.

(Special to The Times-Dispatch.) Danville, Va., May 14.—The weather has been reasonable during the week, consequently the breaks have been quite large for this time of the year. The market has sold approximately 35,000,000 pounds since August 1. Prices continue firm on all desirable grades. The crop has been practically all

set out in South Carolina and Eastern North Carolina, and in the Old Belt districts planting has been begun in earnest. Plants have greatly improved during the past two weeks, and from the information we have at hand, there will be a sufficient quantity for all needs. It is generally thought that the average crop will be planted in this section.

Active Market at South Boston.

(Special to The Times-Dispatch.) South Boston, Va., May 14.—The leaf tobacco market has been quite active during the past week, considering the lateness of the season. About 115,000 pounds of the weed was sold, at an average of 11 1/2 cents.

Tobacco Market Assured.

(Special to The Times-Dispatch.) Washington, N. C., May 14.—Washington's tobacco market is now an assured fact. All the political and judicial managers are erecting a site selected and the work of erecting a large warehouse will begin. It is understood, within a short time, the warehouse will be located on the Harby property on Pearce Street, and will be 60,000 feet, and up-to-date in every detail. In addition to the main building there will be a lunch-house, 1000 feet, for the convenience of the farmers, and another building to accommodate fifty teams. The buildings will be erected as fast as possible, and the committee on arrangements hopes to have all completed in time for the opening of the tobacco season.

Sales on North Carolina Market.

(Special to The Times-Dispatch.) Raleigh, N. C., May 14.—The total sales of leaf tobacco on the North Carolina market during April, according to the reports issued by the State Department of Agriculture, amounted to 1,409,739 pounds, first hand, for 1909, and 1,409,739 pounds, second hand, for 1909. The total sales for 1909, according to the reports issued by the State Department of Agriculture, amounted to 1,409,739 pounds, first hand, for 1909, and 1,409,739 pounds, second hand, for 1909. The total sales for 1909, according to the reports issued by the State Department of Agriculture, amounted to 1,409,739 pounds, first hand, for 1909, and 1,409,739 pounds, second hand, for 1909.

Tobacco Sales About Over.

(Special to The Times-Dispatch.) Fayetteville, Va., May 14.—The tobacco sales on this market are about over for the season, and growers are turning their attention to the growing of another crop. Plants are more plentiful than at first they were thought to be, and the usual crop will be set. Some have already planted, and the outlook is good.

MONEY IN THE SWAMPS.

Southeastern States, Including Virginia, Planting Gold Mine in Swamps.

The drainage of swamp lands and the utilization of them for crop-making purposes is attracting not a little attention in Virginia and North Carolina. As outlined in another column of the Industrial Section of to-day's issue, a well financed proposition at Newport News to drain several thousand acres of swamp lands not a hundred miles from that town and convert said swamps into prolific trucking farms. When the Chamber of Commerce of that town works through this scheme it will have made Newport News a greater trucking market and distributing centre than anything on the Atlantic coast, not even excepting Norfolk.

There come reports from all along the Southeast coast that all the States are beginning to find out something about the value of their swamp lands. If they are properly taken care of, and they are making haste to properly take care of them.

According to a recent press dispatch from Burgaw, N. C., a movement is under way to reclaim a large tract of land in the Anglin Bay District, now State property. It is stated that U. H. Dandurand and Charles Osler, of Montreal, Canada, accompanied by Messrs. Stewart and Larnmont of New York, and W. E. Hearn, a soil expert of the United States Agricultural Department, have visited the land, and it is contemplated to purchase it from the State, and drain it so as to make it fit for cultivation. The tract amounts to 47,000 acres, and Messrs. Stewart and Larnmont are said to have organized a syndicate to carry out their plans. The visitors were entertained while in Pender county by a committee of the Burgaw Business Men's Association, headed by A. B. Croom, Jr., who is one of the vice-presidents of the North Carolina Drainage Association.

Relation of Forests to Farming.

The management of the forest is legitimately a part of farm work, since nearly every farm produces at least some of its own supply of wood. On land too rough or poor for fertile, tilled crops or orchards, and on fertile

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VIRGINIA TIMBER; ITS GREAT VALUE

Word of Warning to Farmers and Others Who Own Big Woods

SOURCE OF WEALTH FAST DECREASING

How Farmers Can Save the Forests—A Paper Full of Valuable Information—Interesting Figures Concerning the Lumber Interest of the State.

At the request of Commissioner Koiner, of the State Agricultural Department, W. W. Ashe, spent a good part of last year in Virginia investigating the timber interests, and he has filed with Commissioner Koiner a lengthy and valuable report. The purpose of Mr. Ashe's examination was to devise methods of developing the earning value of the forest lands, especially the farm forest; to make recommendations concerning the profitable use of the waste and idle land in the State, and to suggest a forest policy which should provide for a permanent supply of timber for its people.

In his extensive report Mr. Ashe warns Virginia that within less than a quarter of a century the old timber upon which the State has hitherto relied, will be exhausted, and the people will be dependent upon second-growth forests for commercial timber of all kinds, and for the wood which is used for fuel. The local demands for timber will be larger than at present; the forest area will undoubtedly be smaller, and the reserve of old timber will have been greatly depleted. The State must produce most of the lumber and wood for its own needs, since there will be no other nearby sources of supply. Moreover, not only is it desirable to produce the timber that the people need for their own use, but the forests ought to be developed to their maximum yield, so that the exports of timber may continue to add to the wealth of the State.

Must Be Cared For.

In order to avoid these ends, the forests must be cared for as crops. The young timber must be preserved in order that it may form this future source of supply. The forests must be protected from fire, from disease and from insect depredation. They must be conservatively managed. They must be systematically managed to stimulate the rate of growth and to reproduce the desirable species. Such views are at present strange to the average farmer, but they are the only ones that will be of any value.

It is not only the farmer who must be made to understand the value of the forest, but the State must also be made to understand the value of the forest. The State must adopt a forest policy, the chief purpose of which shall be to protect the forests, and to add to them. The State must provide for co-operation with land owners and assistance in protection from forest fires until this source of danger can be eliminated or reduced.

Valuable Suggestions.

1. There should be a State forest officer, with an advisory board composed of representatives of the forest, farming and affiliated interests. The chief work of such an officer would be to advise the State in regard to methods of protection and management. He should also superintend the execution of such forest fire and forest protection laws as may be enacted, and lecture to the people of the State from forest fires is not less than \$350,000 a year. To prevent this loss there should be means of establishing a forest warden system in those portions of the State where it is necessary. Although the forest fire laws of the State, especially those relating to fires which originate from railroads and from brush burning, are drastic, nevertheless there are many fires every year from both of these sources. Some means of securing better enforcement are necessary, and it is equally desirable to lessen the great number of other fires that are caused by carelessness, especially of hunters.

2. There ought to be courses in forest protection, forest management, and conservative lumbering in the State colleges; courses in forestry in high schools as a part of the agricultural instruction, and practical instruction in woodlot management in connection with farmers' institutes.

3. There should be special recognition of lands designated by their owners as permanent forests, and an equitable adjustment of the methods of taxing them. The establishment of municipal forests, especially for the protection of domestic water supply, is necessary. Some provision should be made for the acceptance of gifts of forest land to the State to be held for sources of timber supply for the people, and for the acquisition of tax sale land for forestry purposes.

4. It is desirable that there should be some regulation of lumbering in forests which evidently have a protective function in relation to stream flow.

5. An appropriation should be made for a detailed examination of the forest lands of the State, in co-operation with the United States Forest Service. The objects of this examination should include the location of permanent and protective forest lands; an estimate of the amount of timber in the State; the determination of the rate of growth of the important forest types.

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